



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 15, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

56 May 15, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**RESOLUTION OF SUMMARY VACATION  
FOR ABANDONMENT OF AN OFFER TO DEDICATE PUBLIC ROAD AND HIGHWAY  
EASEMENT ON MAYAN DRIVE SOUTHEAST OF CHICKASAW TRAIL  
IN THE UNINCORPORATED COMMUNITY OF CHATSWORTH  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action will allow the County of Los Angeles to abandon an offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail in the unincorporated community of Chatsworth that is no longer needed for public use. The vacation has been requested by the underlying property owner to enhance the property and allow for improvements.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail in the unincorporated community of Chatsworth has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation and that it may, therefore, be vacated pursuant to Section 8333(a) of the California Streets and Highways Code.
3. Find that the offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail in the unincorporated community of Chatsworth is excess and not required for street and highway purposes and that it may, therefore, be vacated pursuant to Section 8334(a) of

the California Streets and Highways Code.

4. Find that the offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail in the unincorporated community of Chatsworth is not useful as a nonmotorized transportation facility as required by Section 892 of the California Streets and Highways Code.

5. Terminate the offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail in the unincorporated community of Chatsworth and abandon the County of Los Angeles' right to accept and open the street pursuant to Section 66477.2(c) of the California Government Code.

6. Adopt the Resolution of Summary Vacation.

7. Upon approval, authorize the Director of Public Works to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to abandon the offer of dedication for public road and highway easement on Mayan Drive southeast of Chickasaw Trail (Offer) in the unincorporated community of Chatsworth, since it no longer serves the purpose for which it was dedicated and is not required for public use.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The vacation of the Offer will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The applicant has paid a \$1,000 fee to defray the expense of the investigation. This amount has been deposited into the Road Fund. The fee was authorized by your Board in a resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area of the offer to be abandoned contains approximately 2,867 square feet and is shown on the map that is attached to the enclosed Resolution of Summary Vacation.

The California Streets and Highways Code Section 8333(a) provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

The California Streets and Highways Code Section 8334(a) provides that the legislative body of a local agency may summarily vacate any excess right of way of a street or highway not required for street or highway purposes.

Government Code Section 66477.2(c) provides "Offers of dedication which are covered by subdivision (a) may be terminated and abandoned in the same manner as prescribed for the summary vacation of streets by Part 3 (commencing with Section 8300) of Division 9 of the Streets and Highways Code."

The County's interest in the Offer was acquired by an Irrevocable Offer to Dedicate to the County of Los Angeles, recorded on November 9, 1987, as Document No. 87-1788775, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles as an easement for public road and highway purposes.

The Offer was never accepted by the County, no improvements were ever made to the right of way by the County, and this area has never been used for County highway purposes.

Mr. Dennis Tragesser, the underlying property owner, requested the abandonment to remove the restriction of the Offer and allow for improvements.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Offer. Your action will result in the property being unencumbered by the Offer and available to the property owner for use without restriction of the Offer.

### **ENVIRONMENTAL DOCUMENTATION**

This action is categorically exempt from the provisions of CEQA as specified in Sections 15305 and 15321 of the State CEQA Guidelines, which state that this class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will allow for additional property taxes through the elimination of the Offer.

### **CONCLUSION**

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of your Board's minute order. Retain one original for your files.

The Honorable Board of Supervisors

5/15/2012

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly legible.

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

**RESOLUTION OF SUMMARY VACATION  
FOR ABANDONMENT OF AN OFFER TO DEDICATE PUBLIC ROAD AND  
HIGHWAY EASEMENT ON MAYAN DRIVE SOUTHEAST OF CHICKASAW TRAIL  
IN THE UNINCORPORATED COMMUNITY OF CHATSWORTH  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES  
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the recipient of an offer of dedication for public road and highway easement (hereinafter referred to as the Offer) in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Offer, on Mayan Drive southeast of Chickasaw Trail, is located in the unincorporated community of Chatsworth in the County of Los Angeles, State of California.
2. The Offer has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.
3. The Offer is excess right of way not required for street and highway purposes.
4. The Offer is not useful as a nonmotorized transportation facility as defined in Section 887 of the California Streets and Highways Code.
5. The Offer is hereby terminated and abandoned pursuant to Section 66477.2(c) of the California Government Code and pursuant to Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, State of California, commencing with Section 8330.
6. The Director of Public Works is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the offer will be terminated, and the County's rights to accept said offer of dedication will be abandoned.
7. From and after the date this resolution is recorded, the Offer will no longer constitute a street, highway, or public service easement.

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The foregoing resolution was on the 15<sup>th</sup> day of May, 2012, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

JOHN F. KRATTLI  
Acting County Counsel

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By Carole Suzuki for Adrienne Byers  
Deputy

By [Signature]  
Deputy

RA:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER RESOLUTION\MAYAN DR RESOLUTION



## EXHIBIT A

Project Name: **MAYAN DRIVE SOUTHEAST  
OF CHIKASAW TRAIL 1-1ABN**

A.I.N. 2818-034-020

T.G. 500-B1

I.M. 204-097

R.D. 539

S.D. 5

M1088104

### LEGAL DESCRIPTION

#### PARCEL NO. 1-1ABN (Abandonment of offer of dedication):


That portion of Parcel 28, as shown on map filed in Book 28, page 23, of Record of Surveys, in the office of Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to the County of Los Angeles, recorded on November 9, 1987, as Document No. 87-1788775, of Official Records, in the office of said Registrar-Recorder/County Clerk.

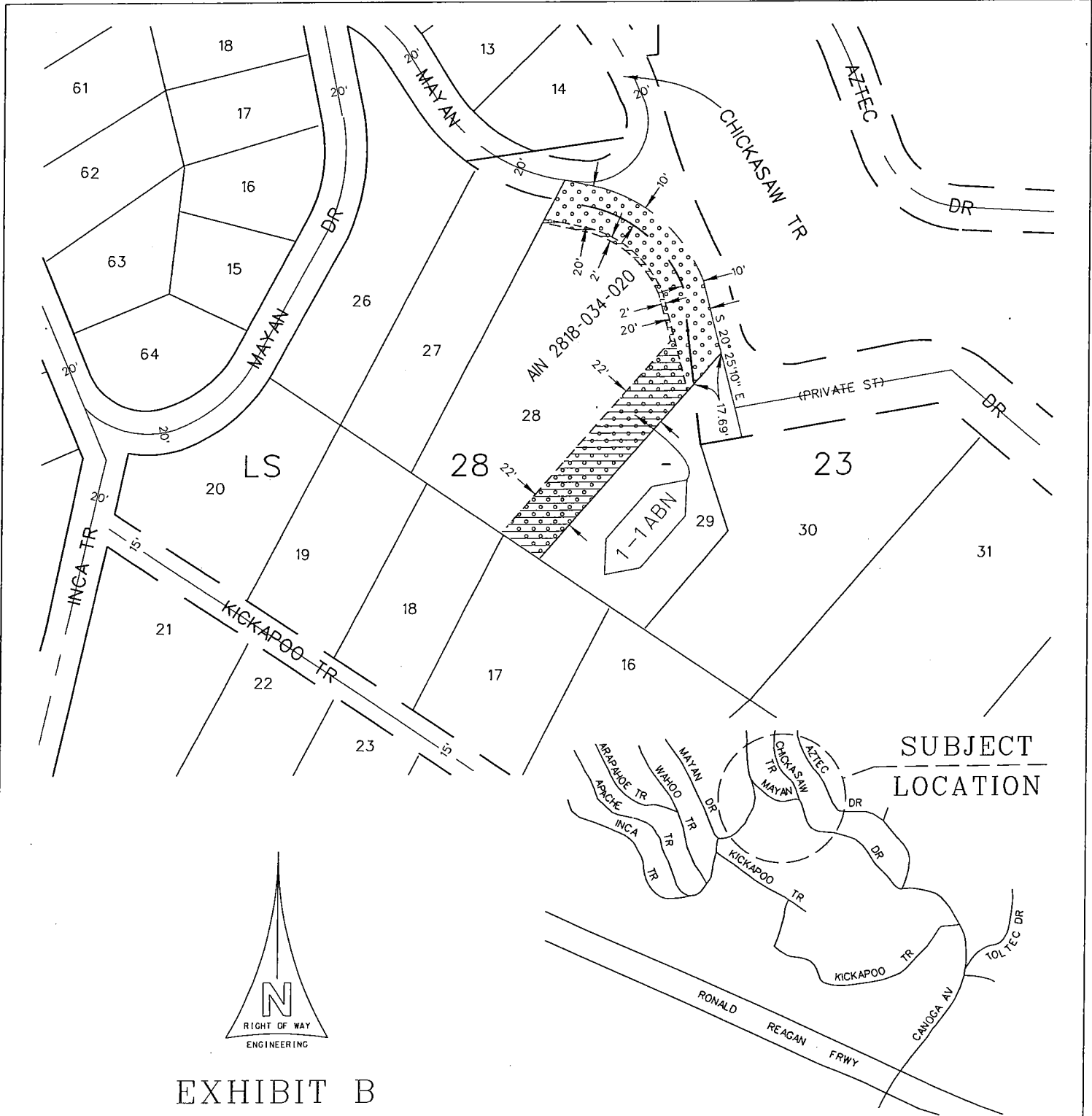
EXCEPTING therefrom that portion lying northerly, northeasterly and easterly of the following described boundary:

Beginning at the intersection of the northwesterly line of said Parcel 28 and a line parallel with and 20 feet southerly, measured at right angles, from that certain course having a bearing of N 76°33'30" W in the northerly boundary of said Parcel 28; thence easterly, along said parallel line, a distance of 29.50 feet to the beginning of a tangent curve concentric with and 20 feet southwesterly, measured radially, from that certain curve concave southwesterly and having a radius of 56.26 feet in the northeasterly boundary of said Parcel 28; thence southeasterly along said curve, through a central angle of 56°08'20", an arc distance of 35.53 feet to a line parallel with and 20 feet westerly, measured at right angles, from that certain course having a bearing of S 20°25'10" E in the easterly boundary of said Parcel 28; thence southerly, along said last mentioned parallel line, a distance of 49.79 feet to the southeasterly line of said Parcel 28.

Containing: 2,867± square feet



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	APRIL 9, 2012



# EXHIBIT B

LEGEND				<div><div></div><div></div><div></div><div></div><div></div></div> Proposed abandonment of portion of OR 87-1788775. Total Area = 2,867± s.f.			
<div><div></div><div>OR 87-1788775, an Offer to dedicate easement for public road &amp; highway purposes. Total Area = 5,196± s.f.</div></div>				REVISIONS 1.		2.	3.
DEPARTMENT OF PUBLIC WORKS				SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
SD. 5	RD. 539	A.I.N. 2818-034-020	T.G. 500-B1	MAYAN DRIVE SOUTHEAST OF CHICKASAW TRAIL		DRAWING NO. M1088104	
SCALE NONE		DATE 5-12-11	I.M. 204-097				